

Hanover County

Application and Procedures for

FAMILY DIVISIONS:

A-1, Agricultural District –

Family Lot greater than or equal to 10 acres

All other Zoning Districts –

Family lot must meet minimum lot size requirements



County of Hanover Department of Planning
7516 County Complex Road
P.O. Box 470
Hanover, VA 23069
(804) 365-6171 (p) (804) 365-6540 (f)
www.hanovercounty.gov

Revised February 2014

Summary of the Requirements for Lots Created by the Family Division Process:

Certain divisions of property where lots are created to be conveyed to family do not have to meet the regular requirements for a subdivision. Those property owners interested in conveying property to a family member must submit an application for a Family Division (instead of a subdivision) for review by the Planning Department. These divisions must meet the requirements of Title II, Article II, Division 5 of the Subdivision Ordinance. The following is a list of Zoning Ordinance requirements that must be met in order to be eligible for this procedure:

- The new lot must be conveyed to a family member. Eligible family members include **children, grandchildren, grandparents, parents, siblings, aunts, uncles, nieces, nephews, and spouses****. (If the new lot will be conveyed to a spouse, please contact the Planning Department staff. These types of family divisions are permitted only in limited circumstances.) Each family member is eligible to receive a lot using this process only one time. At the time of application, the property must be titled in the name(s) of the family member(s), not the family member's business or corporation. Please note: Family divisions involving properties held in trust for a family member are possible but have additional requirements. Please contact the Planning Staff for additional information and application forms.
- The new lot must meet the minimum width, yard, and area requirements of the zoning district in which the parcel is located. The remaining parent tract must also continue to meet the lot size requirements for the zoning district. Contact the Planning staff to determine the zoning of your parcel and the specific requirements for that zoning district.
- Each family lot shall have frontage on a public road or on a 20' right-of-way or access easement. Improvements within the right-of-way may require an application for an Erosion and Sedimentation Control Plan with Public Works if the driveway disturbs more than 2,500 square feet of the property. Please be advised that your access easement should not divide the subject property and should run along a property line.
- Floodplain should be shown and noted on every plat submitted for review and recordation.
- **Please be advised:** If the property you are proposing to divide is in the Land Use Program, please contact the Commissioner of Revenue's Office to discuss possible rollback taxes.

Approval Process for Family Division Applications

Application Submittal

- Submittal shall include the following:
 - A completed application
 - **Two (2) copies of the survey plat, preferably 8 ½ x 14 in size (legal size), showing the individual family lot and its frontage on a public road or a private right-of-way or easement. The plat should include a surveyor's seal with an original signature and date. The plat must address the checklist items on Page 6.** Include the GPIN of the remaining area of the original parcel.
 - Select your option and sign the attached sheet regarding the requirements of Public Works.
 - If your property is located in the Suburban Service Area, you will be required to pay the Stormwater fee as part of the Hanover County Regional Stormwater Management Program. The fee is currently \$1700 per lot and typically increases every July 1st. Please contact Public Works (804) 365-6181 to determine if this fee is required to be paid.

Planning and Zoning Review for Compliance

- The review time by Planning and Zoning staff should be completed within 3-6 weeks.
- Applicant will be contacted if additional information or changes are needed.

Approval and Deed Recordation

- A letter of approval will then be sent to the applicant.
- Following approval of the application, a deed and survey plat must be recorded which transfers the new lot from the grantor to the grantee. This must be done within six (6) months of approval of this application.

Building Permit Application

- Prior to approval of a building permit, the applicant must provide evidence of recordation of the deed and plat. The application must be in the name of the grantee.

Hanover County Planning Department Application

Request for FAMILY DIVISIONS

Please type or print using **black** ink.

FD Case #: _____

PARENT TRACT	FAMILY (NEW) LOT
GPIN (Tax Parcel Number): _____ Total Lot Area (Acres): _____ Current Zoning: _____ Rezoning Case No. (if applicable): _____ Magisterial District: _____	Lot Area (acres): _____ Water: <input type="checkbox"/> Public <input type="checkbox"/> Private (Well) <input type="checkbox"/> Private (Central) Sewer: <input type="checkbox"/> Public <input type="checkbox"/> Private (Septic) <input type="checkbox"/> Private (Central)

APPLICANT INFORMATION

The undersigned request(s) authorization to subdivide a lot from GPIN _____ located at (street address) _____ for the purpose of transferring ownership to a member of my immediate family.

Please provide relationship of grantor to recipient: _____

If the new lot will be conveyed to a spouse, please indicate which family member will be sold or given the remaining tract of land (see Page 2): _____

Grantor's Signature: _____ Print Name: _____ Grantor's Signature: _____ Print Name: _____ Address: _____ _____	Date of Signatures _____ Telephone No. _____ Fax No. _____ Email Address _____ _____
---	--

Grantee's Signature: _____ Print Name: _____ Grantee's Signature: _____ Print Name: _____ Address: _____ _____	Date of Signatures _____ Telephone No. _____ Fax No. _____ Email Address _____ _____
---	--

Is at least one of the grantees listed at least 18 years of age? Yes _____ No _____

STAFF USE ONLY:

Accepted by: _____ Date: _____ HTE#: _____

APPLICANT STATEMENT

The undersigned (grantor) have read and understand the following:

1. Only one such division shall be allowed per allowed per family member and shall not be for the purpose of circumventing this subsection of the Hanover County Zoning Ordinance. For the purpose of this subsection, a member of the immediate family is defined as any person who is a natural or legally defined offspring, spouse, sibling, parent, grandparent, aunt, uncle, niece, or nephew of the owner.
2. Any lot created shall conform to the provisions of the Zoning Ordinance.

Signature: _____ Date: _____

HISTORIC SURVEY INFORMATION

Specifically list below any known or suspected historic resources on both the subject property and the immediately adjacent properties to include structural and non-structural resources, trenches, cemeteries, and archeological sites. Please include the GPIN associated with the historic resource. Describe the impact of the proposed subdivision on these resources. The Planning Staff is available to assist with this requested information.

Historic Resource	Impact
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there are no known or suspected historic resources, including structural and non-structural resources, trenches, cemeteries, and archeological site, please sign and date.

Signature: _____ Date: _____

ATTACHMENTS

Use this checklist to make sure that your application is complete and will be accepted for processing and review. Failure to include all the necessary information for a complete application will result in the application not being accepted for processing until it is completed. The staff will use this checklist to make sure that the application is complete when it is turned in to the Planning Department.

Yes	No		Staff:	Yes	No
<input type="checkbox"/>	<input type="checkbox"/>	1. A completed copy of application (2 pages)		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	2. Survey plat (2 copies) of the proposed lot with a surveyor's seal with an original signature and date. (It is not necessary to show the entire area of the remaining parent tract.)		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	3. A completed copy of the plat checklist on Page 6		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	4. A completed copy of the attached Requirements of Public Works.		<input type="checkbox"/>	<input type="checkbox"/>

SURVEY PLAT CHECKLIST				
Please address the following items on the plat.				
Applicant:			Staff:	
Yes	No		Yes	No
<input type="checkbox"/>	<input type="checkbox"/>	1. If the new lot does not have public road frontage, please show the access easement and width (20' is the minimum width).	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	2. Surveyor's seal with an original signature and date.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	3. Do <u>NOT</u> show any proposed house or septic drainfield locations on this plat.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	4. Please add the following notes to the plat, as required by Public Works:		
<input type="checkbox"/>	<input type="checkbox"/>	a*) This property is <u>in/out</u> of a Chesapeake Bay Resource Management Area. This property <u>contains/does not contain</u> a 100' Resource Protection Area Buffer.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	b) All lots located within a Chesapeake Bay Preservation Act Area are required to have a 100% reserve drain field.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	c) All septic systems located within a Chesapeake Bay Preservation Area (Resource Management Area) must be pumped out every 5 years.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	d) Resource Protection Areas are to be retained as undisturbed and vegetated 100' wide buffer area, as specified in Chapter 10 of the Hanover County Code.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	e) Only water dependent facilities and redevelopment, as defined in Chapter 10 of the Hanover County Code are permissible within the Resource Protection Area, including the 100' wide buffer.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	f) Property lies within a F.E.M.A. defined flood zone "____" per community panel number _____, dated _____.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	5. Is the subject property located in a Dam Break Inundation Zone? ____ Yes ____ No (Please contact Planning or Public Works for assistance in addressing this question.) If yes, please contact Public Works for further information.	<input type="checkbox"/>	<input type="checkbox"/>
		*If the <u>Requirements of Public Works</u> on Page 7 will not be addressed until the time of building permit, Note a. should state the following:		
		a) This property is <u>in/out</u> of a Chesapeake Bay Resource Management Area. This property may contain a 100' Resource Protection Area Buffer which will be determined through the building permit review process. A perennial stream assessment will need to be performed on all drainage ways and a wetland delineation performed on the property in order to accurately locate the limits of the RPA buffer, prior to approval of a building permit for the property.		

Requirements of Public Works:

Prior to the approval of any building permit on each lot, the following items will need to be addressed. However, it is suggested that this information be provided at this time with the Family Division in order to evaluate whether the lot being created is suitable for a house site:

- a. A perennality study will need to be performed on all drainage ways on this property in accordance with the Chesapeake Bay Preservation Act. The results of the study need to be shown on the plat, if any drainage ways are determined to be perennial;
- b. Wetlands need to be delineated and a wetland certification statement needs to be provided;
- c. A Water Quality Impact Assessment may be required pending the results of the above referenced delineation and study;
- d. If more than 1 acre is going to be disturbed either in conjunction with a building permit or as a result of land clearing, an engineered Erosion and Sediment Control Plan will need to be submitted to Public Works and approved. This process will also require posting an Erosion and Sediment Control Bond, payment of the appropriate Erosion and Sediment Control Inspection Fee, and obtaining a Land Disturbance Permit.

If you have any questions concerning any of these comments, please call John Saunders with Public Works at 365-6156.

Please check one box, and return to the Planning Department:

- ☐ We would like to submit the required information to the Department of Public Works **prior** to approval of this Family Division application.
- ☐ We would like to **proceed** with the approval of this Family Division and submit the above information at the time of building permit application.

Signature of Grantee: _____ Date: _____

Print Name: _____